

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

55 Lisbeth Avenue, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$800,000

### Median sale price

Median price \$1,200,000

Property Type Vacant land

Suburb Donvale

Period - From 18/04/2023

to 17/04/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Hope Av DONVALE 3111	\$1,200,000	09/12/2023
2	72 Roy St DONVALE 3111	\$1,150,000	12/10/2023
3	30 Florence Av DONVALE 3111	\$1,100,000	13/12/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/04/2024 15:06



**Property Type:**  
**Land Size:** 721 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000  
**Median Land Price**  
 18/04/2023 - 17/04/2024: \$1,200,000

## Comparable Properties



**5 Hope Av DONVALE 3111 (VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 09/12/2023  
**Property Type:** Development Site (Res)  
**Land Size:** 928 sqm approx



**72 Roy St DONVALE 3111 (VG)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 12/10/2023  
**Property Type:** Development Site (Res)  
**Land Size:** 666 sqm approx



**30 Florence Av DONVALE 3111 (REI/VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 13/12/2023  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx

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